

023.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

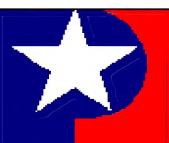
765,300 / 765,300

USE VALUE:

765,300 / 765,300

ASSESSED:

765,300 / 765,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HENDERSON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAIN JOSEPH F-ETAL	
Owner 2: BAIN VERONIQUE A	
Owner 3:	

Street 1:	32 HENDERSON ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:
Cntry:

NARRATIVE DESCRIPTION
This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1668 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z	R2	TWO FAMIL	100	water	
o				Sewer	
n				Electri	
Census:				Exempt	
Flood Haz:					
D				Topo	1
s				Street	
t				Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					15058	
101	5375.000	293,600	6,700	465,000	765,300					GIS Ref	
										GIS Ref	
										Insp Date	
										07/21/17	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT										Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	293,700	6700	5,375.	465,000	765,400	765,400	Year End Roll	12/18/2019			
2019	101	FV	232,700	6700	5,375.	494,100	733,500	733,500	Year End Roll	1/3/2019			
2018	101	FV	232,700	6700	5,375.	360,400	599,800	599,800	Year End Roll	12/20/2017			
2017	101	FV	232,700	6700	5,375.	313,900	553,300	553,300	Year End Roll	1/3/2017			
2016	101	FV	232,700	6700	5,375.	267,400	506,800	506,800	Year End	1/4/2016			
2015	101	FV	219,600	6700	5,375.	261,600	487,900	487,900	Year End Roll	12/11/2014			
2014	101	FV	219,600	6700	5,375.	215,100	441,400	441,400	Year End Roll	12/16/2013			
2013	101	FV	219,600	6700	5,375.	204,600	430,900	430,900		12/13/2012			

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	15637-421		6/1/1984		85,000	No	No		Joseph Bain d.o.d: 5/15/2011.				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
11/1/2018	1624	New Wind	8,839	C						7/21/2017	MEAS&NOTICE	HS	Hanne S
										9/29/1999	Mailer Sent		
										9/29/1999	Measured	263	PATRIOT
										11/1/1981		CM	

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average																
(Liv) Units: 1	Total: 1	A Bath:	Rating:																
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 1 - Gable		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																	
Color: WHITE		Kits: 1	Rating: Average																
View / Desir:		A Kits:	Rating:																
GENERAL INFORMATION		Fpl:	Rating:																
Grade: C - Average		WSFlue:	Rating:																
Year Blt: 1920		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Location:																	
Prim Int Wall: 2 - Plaster		Total Units:																	
Sec Int Wall:		Floor:																	
Partition: T - Typical		% Own:																	
Prim Floors: 3 - Hardwood		Name:																	
Sec Floors: 4 - Carpet		Total: 26.4																	
Bsmnt Flr: 12 - Concrete		DEPRECIATION																	
Subfloor:		Phys Cond: AG - Avg-Good 26. %																	
Bsmnt Gar:		Functional: %																	
Electric: 3 - Typical		Economic: %																	
Insulation: 2 - Typical		Special: %																	
Int vs Ext: S		Override: %																	
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 023.0-0003-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	24X24	A	AV	1920	19.34	T	40	101			6,700		6,700		
More: N				Total Yard Items: 6,700				Total Special Features:				Total: 6,700				Sketch			